

**Facility Tour on December 6, 1999 at 11:00 AM**

Participants: Bob Rosengarten (onsite facilities), Rich McKinley (facilities), Bill Peters of CB Richard Ellis & myself.

**Project**

3 buildings, totaling 132,734 SF.

*Problems:* The neighboring property just to the East is owned by the same company are our lease. It has auto & manufacturing type businesses. The property drainage runs along the back of the building and onto our leased property. Several times, hazardous waste has run-off onto Boeing's premises, and Boeing has had to call our environmental department to access and dispose of the hazardous waste.

**Bldg. 60**

Front portion has a concrete exterior. The interior is built out with offices and has an upstairs mezzanine that has been built out with two main open bull-pin areas for tooling design. The rear portion of the building is a large metal warehouse with five 20-ton ceiling cranes for moving heavy equipment that is used for stretching airplane skins.

*Problem:* The paint has severely peeled off of the front concrete portion of the building.

**Bldg. 62**

Is a big metal structure used for storage. Has 1 crane.

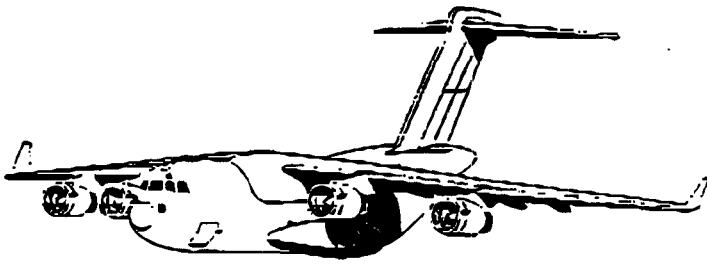
*Problems:* None

**Bldg. 61**

Large metal structure for manufacturing of tooling. Welding with 440v.

*Problems:* Foundation slopes downward toward the building. When it rains, the water goes into the building. Bob has been sand bagging for over 10 years, although, this doesn't provide much relief. The welders are using 440v. When the area floods, the welders are sent home. This is costing the company big money not to mention the liability.

*These items were addressed in Amdt. 2.*



Date: 10-28-99

Number of pages including cover sheet: 6

# FAX

To:

MOLLY

Phone: 562-627-3074

Fax phone: 562-627-3109

CC:

From:

Bob Rosengarten  
Manager Tool Fabrication  
Manager Normandy Facilities



The Boeing Company  
21000 S Normandy Blvd. MS C054-0029  
Torrance, CA 90502

Phone: 310-974-3300

Fax phone: 310-974-3303

REMARKS:

☐ Urgent

☒ For your review

☐ Reply ASAP

☐ Please comment

These items were addressed in Amendment 2.

MOLLY,

THE PAINTING OF THE OUT-SIDE OF OFFICE  
COMPLEX FOR BUILDING #60 WAS ADDRESS ON SEVERAL TIMES WITH NEW  
MANAGEMENT OF FIRST INDUSTRIAL REALTY, AND THE WATER ISSUE  
FOR BUILDING #60. ON 10-21-99 AT 1:00 PM THIS REALTY FIRM  
HAD A MAJOR TOUR OF THIS FACILITY, THE ABOVE ISSUES WAS AGAIN  
ADDRESS. ON 8-14-98 BOEING FACILITIES WAS NOTIFIED AS WAS THE SAFETY  
DEPT. OF THE WATER COMING INTO BUILDING #61 TICKET # RN626716  
WAS ISSUED, FACILITIES COOR. JOHN KATLARSKI EXT. 562-982-6636  
WAS ASSIGNED TO THIS PROJECT, FIRE DEPT & SAFETY IS AWARE OF  
THIS PROBLEM, IF YOU NEED ADDITIONAL INFORMATION PLEASE CALL  
ME, OR E-MAIL.



FIRST INDUSTRIAL REALTY TRUST, INC.  
330 Washington Boulevard  
Suite 509  
Marina del Rey, California 90292  
310/827-6445  
Fax 310/827-6450

September 21, 1999

RE: New Ownership

Dear Tenant,

I am very pleased to announce that the sale of your property was finalized on September 2, 1999. At this time I would like to provide you with information on your new owner and answer a few commonly asked questions that occur as a result of the sale.

The new owner is Carlyle/FR South Bay LLC, this is a partnership between First Industrial Realty Trust Inc and Carlyle Pension Fund. First Industrial will handle the management of your property. First Industrial is a nationwide real estate investment trust that owns and operates approximately 70 million square feet of industrial buildings throughout the nation. For more information on First Industrial visit our website at: [www.firstindustrial.com](http://www.firstindustrial.com).

Tenants often have questions and concerns following the sale of a building. Below I would like to address some commonly asked questions.

Who do I make my rent checks out to and where should I send them?

Rent checks are payable to: Carlyle/FR South Bay LLC

Please mail checks to: Carlyle/FR South Bay LLC  
File 56070  
Los Angeles, CA 90074-6070

Note: All September rent checks paid to the previous owner were forwarded to the correct address



FIRST INDUSTRIAL REALTY TRUST, INC.  
330 Washington Boulevard  
Suite 509  
Marina del Rey, California 90292  
310/827-6445  
Fax 310/827-6450

**Who is my property manager and how do I contact him/her?**

We are pleased to inform you that the management of your property will be shared between (Christian Ksieski / Noelle Rivas). They are now an employees of First Industrial Realty Trust, Inc.. Christian Ksieski or Noelle Rivas are available for any questions and concerns you may have. Christian new number is (310) 827-6445 ext201 or Noelle's Ext 203

**Is my lease affected and will my rent increase?**

Your lease is not affected by the sale. The terms of your lease will remain the same and your rent will only increase per the terms of your contract.

First Industrial anticipates a very smooth transition period during the transfer of ownership. Each of our employees will work extremely hard to insure that you receive the same high quality of service you are accustomed to. We look forward to having a productive and helpful relationship with each of our tenants. Should you have any questions or require any additional information please contact (Christian Ksieski) at (310) 827-6445 ext. 201.

(Noelle Rivas) at (310) 827-6445 ext 203

Sincerely,

First Industrial Realty Trust, Inc.

# Pacifica Capital Group *LLC*

June 18, 1999

Mr. Mark Vilagomez  
Boeing Realty  
4050 Lakewood Blvd.  
8<sup>th</sup> Floor  
Long Beach, CA 90808

Re. Change of ownership  
21000 S. Normandie Ave.  
Torrance, CA 90502

VIA FAX and U.S. MAIL

Dear Mark,

Please be advised the referenced facility was purchased from Metropolitan Life Insurance Company on August 1, 1997 and is now owned by Pacifica South Bay Fund, LLC, KB Industry Building, LLC, K Associates, Steven Ohren, and Clifford Lord, Jr.

The facility is managed by

Pacifica Capital Group  
330 Washington Blvd.  
Suite 300  
Marina Del Rey, CA 90292

Additionally, Pacifica South Bay Fund, LLC, et al. (Lessor), has identified a prospective buyer for the project. At this time the possibility of a sale is very preliminary, however, the prospective buyer may be visiting the property and we wanted to give you the courtesy of informing you in advance of why someone may be walking around the property.

Obviously, a sale will in no way affect the terms of your lease nor the normal operations of the property.

Beginning June 10, 1999, representatives of the prospective buyer will be conducting property inspections. It is possible the inspectors, or a representative of Pacifica Capital Group, will contact you to gather information regarding your tenancy.

We will do our best to provide a twenty-four hour notification of scheduled inspections. While any contact is intended to not be an inconvenience to you and your business, your accommodation will be greatly appreciated.

Should you have any questions please do not hesitate to call.

Sincerely,

PACIFICA CAPITAL GROUP

  
James M. Cruz, CPM®  
Property Manager

330 Washington Boulevard, Suite 300 • Marina Del Rey, CA 90292 • Phone (310) 301-1332 • Fax (310) 301-1334

# MEMORANDUM

22 October 1998

TO: D. N. Ashby C1-W310 (C174-0012)

FROM: R. L. Rosengarten C1-617 (C060-0101)

SUBJECT: LIFE / FIRE SURVEY - BUILDINGS 60, 61, 62

|            |                |           |                 |           |
|------------|----------------|-----------|-----------------|-----------|
| COPIES TO: | M. D. Borland  | C060-0100 | W. A. Mack      | C060-0100 |
|            | G. A. Copeland | C174-0012 | W. R. Mizer     | C054-0054 |
|            | D. M. Clark    | C174-0010 | O. A. Vaardahl  | C060-0100 |
|            | K. A. Foster   | C174-0010 | T. J. Yarbrough | C054-0012 |

Follow-up on your memorandum issued 7/27/98 and site visit on 7/24 - all items have been resolved (see items #2 and #10:

1. Replace paper exit signs with illuminated exit signs. Install directional exit signs where applicable.
  - All exit signs up to Fire / Safety Standards
2. No audible manual fire alarm system. Install manual fire alarm pull stations and strobe lights.
  - Several contractors have looked at this issue. Competitive Bid in process - Ref. #626707
3. Inadequate or no emergency lighting throughout building. Install emergency lighting in all exit passageways.
  - This issue has been completed.
4. Ceiling tiles missing in several areas throughout building. Install ceiling tiles.
  - This issue has been completed.
5. Inadequate lighting in stairwell. Replace bulbs in florescent lights.
  - This issue has been completed.
6. Doors on ground floors exiting from the stairwells to work shop required signs which state NOT AN EXIT, and SAFETY GLASSES REQUIRED. Remove exit signs which lead from stairwell to work shop.
  - This issue has been completed.
7. Storage under stairwell. Remove Storage.
  - This issue has been completed.
8. Non-combustible clean and dirty rag cans needed in working shop.
  - This issue has been completed.
9. Storage too close to electrical panels. Remove storage from the area and maintain 36" from electrical panels.
  - This issue has been completed.
10. Several circuit breaker boxes throughout the workshop have no identifications. Have electricians determine if circuit breaker panels are connected.
  - This issue has been in process by an outside contractor - Competitive Bid in process - Ref. Ticket #626713
11. Replace open flame heaters with heaters which are compatible with combustible dust hazards.
  - Facilities & Fire Department are investigating this issue.
12. Coffee maker placed inside locker with cord extending through locker to electrical outlet. Coffeepot removed and disposed of.
  - This deficiency corrected.
13. Extension cord with exposed wires used with heater cord to wall outlet. Extension cord removed and employee advised not to plug in heater.
  - This deficiency corrected.
14. Replace wall outlet cover near water cooler.
  - This deficiency corrected.

15. Employee locker room storage area needs cleaning, removing unneeded combustible materials, proper storage of cleaning supplies and disposal, and proper storage of florescent light bulbs.  
- *This deficiency corrected.*
16. Water heater located on roof of employee locker room requires seismic bracing. Water heater could fall through ceiling.  
- *This deficiency corrected.*
17. Floor in tool crib has dry rot or termites.  
- *This deficiency corrected.*
18. Florescent light stands in welding area hanging broken and hanging by wires. Dispose of light stand.  
- *This deficiency corrected.*
19. Trash and cans mixed with hemp storage. Trash and cans removed.  
- *This deficiency corrected.*
20. Wires spliced on battery charger. Wires on battery charger should be one continuous cord with no splices.  
- *This deficiency corrected.*

**NOTE:** With the assistance of the TA Fire Department, Security and Safety, a team has been formed for the emergency evacuation of the Normandie Facility. This team has been through the First Aid Training and CPR class. A new emergency action plan has been established for the Normandie Facility.

Manager

R. L. Rosengarten

Tool Fabrication

Normandie Facility

*Robert L. Rosengarten*

CONCURRENCE:

G.A.Copeland  
Fire & Security

D.M.Clark  
Safety

MCDONNELL DOUGLAS

G. A. COPELAND  
Fire Services Specialist

McDonnell Douglas Corporation  
Mail Code MTA-OPBA C174-0012  
2401 E. Wardlow Road  
Long Beach, CA 90807-5309

(562) 593-6176  
Fax: (562) 593-1039



11/23- 4:15 msg 1ft for Christian deb